

REGULAR MEETING – MANSFIELD TOWN COUNCIL
September 24, 2012

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Freudmann, Moran, Paterson, Ryan, Shapiro

Excused: Keane, Kochenburger, Paulhus, Schaefer

II. APPROVAL OF MINUTES

Ms. Moran moved and Mr. Shapiro seconded to approve the minutes of the August 27, 2012 special meeting as presented. Motion passed by all. Ms. Moran moved and Mr. Ryan seconded to approve the minutes of the September 6, 2012 special meeting as presented. Motion passed by all. Ms. Moran moved and Mr. Ryan seconded to approve the minutes of the September 10, 2012 meeting as corrected. Motion passed by all

Mayor Paterson welcomed students from UConn's news writing class.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, asked if the public would be involved in the discussions of the ad hoc committee formed to research a possible responsible contracting ordinance and reiterated his hope that any assisted living project would not be a Town project.

Betty Wassmundt, Old Turnpike Road, asked a number of questions about the proposal to purchase electricity from the Kirby Mill project.

Mr. Freudmann moved and Mr. Ryan seconded to move Item 3, Assisted/Independent Living Project Update, as the next item of business. Motion passed unanimously.

IV. REPORTS OF THE TOWN MANAGER

In addition to his written report Town Manager Matt Hart offered the following comments: As with all committees, the ad hoc committee charged with discussing a potential responsible contracting ordinance will provide opportunity for public comment. Staff will be providing an update on the Kirby Mill hydro project later in the fall. A purchase power agreement at competitive rates is being reviewed.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Freudmann suggested that with the reactivation of the Economic Development Commission the Council should reevaluate whether the MDTP should have the Four Corners and King Hill areas under their purview. The Town Manager noted the MDTP is embarking on a strategic planning process during which the charge of the non-profit agency will be discussed. The MDTP is the appointed municipal development agency for the Town.

Mr. Freudmann questioned what the strategic planning process being undertaken by the EHHD entails and whether the District is looking to expand their role past their statutory responsibilities. The Town Manager noted EHHD's services are dictated both by the statutes and 10 essential services identified as the most critical for municipal entities.

Mayor Paterson expressed her appreciation to all who made the Festival on the Green such a wonderful event. The Mayor expressly thanked Cynthia van Zelm and Kathleen Paterson for all their work.

Ms. Moran reported on her attendance at the official ceremony designating a section of the Willimantic River as a "Natural Recreation Trail." Ms. Moran noted it takes the efforts of many dedicated individuals to make such a designation a reality.

September 24, 2012

VI. OLD BUSINESS

1. Storrs Center Update

The Council will hold a special meeting on October 4, 2012 at 6:00 p.m. to discuss the Storrs Center Project. Mr. Hart confirmed that all EDR leases are for a twelve month period and that leases are by units. Staff will follow up regarding the inconsistency between EDR's reported number of beds leased and the number of existing apartments.

2. Community/Campus Relations

The Town Manager reported that a change in the guest policy at Carriage House Apartments has made the crowds more manageable. Also, the University will be holding a town meeting on October 9th at the student union to discuss student concerns regarding enforcement practices. Mansfield's resident trooper will be in attendance.

NEW BUSINESS

3. Assisted/Independent Living Project

Councilor Shapiro recused himself from participating in any discussion or vote in any matter pertaining to the assisted living project. (Statement attached)

Jon-Paul Venoit, Senior Vice President of Masonicare, updated the Council, noting the lack of water is all that is holding up the project and that the company is committed to building the facility. Masonicare is also looking at additional ways to provide services to the community such as home care, companion homemaking and other methods of assisted living education and assistance. In response to questions, Mr. Venoit affirmed that neither the Town nor the University have made any promises regarding water. Council members discussed the long established need for such services, the need for additional water sources in Town, the cost of units in such a facility, the role of the Town in the process and Masonicare's position as a preferred developer. During the discussion Ms. Moran commented that a general discussion of water in Town was not in order. Mr. Freudmann asked the Mayor to rule on the point of order noting the staff memo referred to the pending EIE and there have been other comments regarding water. Mayor Paterson ruled that a discussion relating to water for the project would be in order but that a general discussion of the water needs of the Town is not in order.

4. Child and Adult Care Food Program Application for Mansfield Discovery Depot

Ms. Moran moved and Mr. Ryan seconded the following resolution:

Resolved, effective September 24, 2012, to authorize the Town Manager, Matthew W. Hart, to submit the attached application to the Connecticut Department of Education's Child and Adult Care Food Program (CACFP), to help fund the food service operation at the Mansfield Discovery Depot, and to execute any related grant documents.

The Town Manager will check to see how this year's request compares to prior years. The motion passed unanimously.

5. Taxation of UConn-affiliated Uses

Mansfield Assessor Irene Luciano presented information regarding taxation of UConn/State of Connecticut real estate which is being leased to private companies. Ms. Luciano reviewed the relevant statutes and current real estate and business personal property taxing amounts. (Submitted document attached)

Council members discussed Special Act 85-108 which created UCEPI and CGS§ 12-64 (b) and (c). Staff will monitor developments with regards to issues concerning local taxation of the proposed technology park.

Ms. Luciano will provide information as to the type of business Mathew Corporation conducts.

6. Application to Connecticut Main Street Investment Fund – Storrs Center Downtown Enhancement Plan

Mr. Shapiro moved and Mr. Ryan seconded to approve the following resolution:

RESOLVED, That the Town Council of the Town of Mansfield, Connecticut, authorize the submission of the funding application – Storrs Center Downtown Enhancement Plan – under the Main Street Investment Fund Program referenced in Section 78 and 79 of the PA 11-1; and identifies, Matthew Hart, Town Manager, as an individual authorized to sign the Main Street Investment Fund application and to administer the project. Such application is attached to and made part of this record. (Application to be found in the 9/24/212 Council packet)
Motion passed unanimously.

7. Farm/Agriculture Tax Abatements – Amendment to FY 2012/13 Operating Budget
Council members discussed the role of the Council in mid-year adjustments to the budget. No action was taken.

VII. QUARTERLY REPORTS

No comments offered.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered.

IX. REPORTS OF COUNCIL COMMITTEES

No comments offered.

X. PETITIONS, REQUESTS AND COMMUNICATIONS

8.B. Anderson (09/10/12) - Connecticut Voices for Children, "About Family Security Issues"

9.B. Anderson (09/10/12) - Worker/Employee Misclassification FAQs Mr. Ryan noted items 8 and 9 are out of order.

10. Legal Notice: Historic District Commission

11. Legal Notice: Zoning Board of Appeals

12. Proclamation in Recognition of October 20-26, 2012 as National Friends of Libraries Week

13. Press Release: \$10.9 Million in Federal Grants Awarded to 31 CT Towns

14. Department of Economic and Community Development re: AWARD LETTER – Small Cities Grant #SC1207801, \$300,000 for Housing Rehabilitation

15. Connecticut Town & City, "Review of state planning regions has huge implication for towns, cities"

16. Naubesatuck Watershed Council re: Hazardous Waste Storage Facility Siting

17. Willimantic River Review, Fall 2012

XI. FUTURE AGENDA

Mr. Freudmann suggested the farm tax abatement offsets be added to the October 22, 2012 agenda at which time he will submit a list of adjustments for consideration. Council members objected since earlier in the meeting the Council decided to take no action on the same issue. Mr. Freudmann reserved the right to request the item be added to a future agenda.

XII. ADJOURNMENT

Mr. Ryan moved Mr. Shapiro seconded to adjourn the meeting.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

September 24, 2012